



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

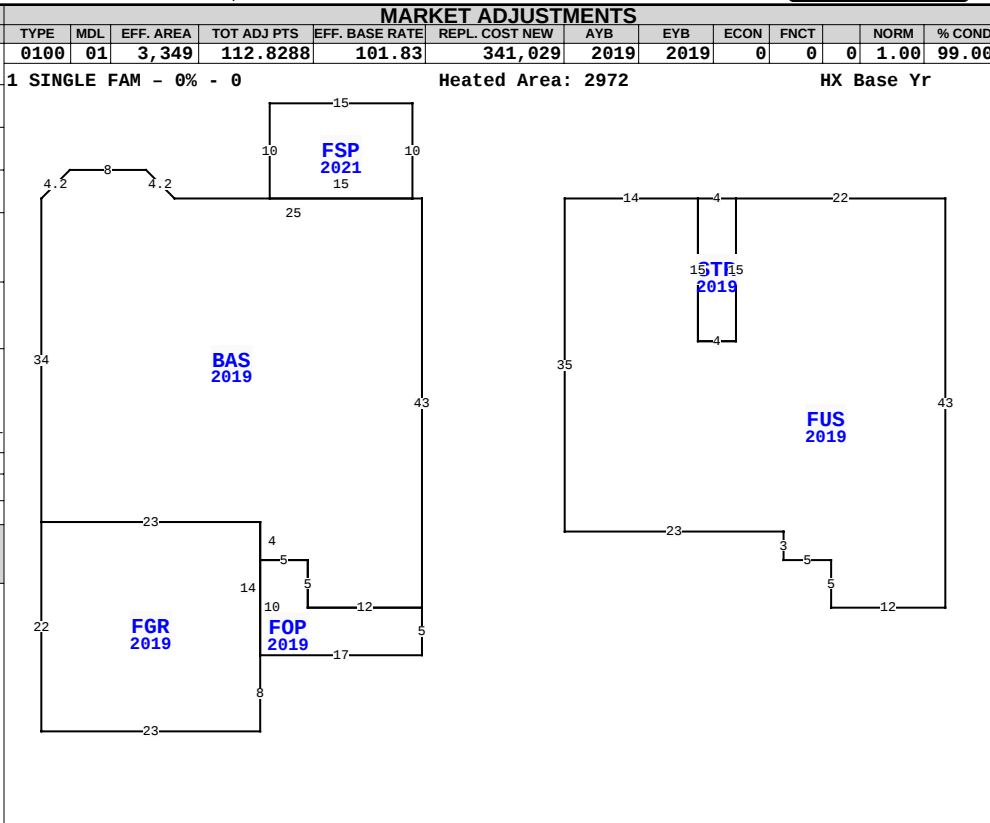
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	153,334
FGR	506	55	278	28,026
FOP	110	30	33	3,326
FSP	150	40	60	6,049
FUS	1,451	100	1,451	146,277
STR	60	10	6	605

TOTALS	3,798		3,349	337,619
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	643.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	337,619		
TOTAL MARKET OB/XF VALUE	3,310		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	415,929		
SOH/AGL Deduction	44,636		
ASSESSED VALUE	371,293		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	371,293		
TOTAL JUST VALUE	415,929		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	372,742		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909303	CO ISSUED	0	05/14/2019
B1909303	NEW CONSTR	390,318	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/1746	5/14/2019	WD	Q	I	02	307,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PROVINS GUY L & WIL						
2218/0786	8/02/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W1 FSP=[YR=2021] N10 W15 S10 E15\$ W25 U3 L3 W8 L3 D3 S34 FGR=[YR=2019] S22 E23 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10\$ N14 W23\$ E23 S4 E5 S5 E12 N43\$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15\$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35\$ W15\$.									